

10-8F-7: MODIFYING REGULATIONS:

A. Side Yard: The side yard setback on a "street" side yard shall be the same as for the front yard setback.

B. Private Garages And Accessory Buildings: Private garages and accessory buildings located at least ten feet (10') behind the main dwelling may have a side yard of three feet (3'); provided, that all corner lots shall maintain twenty five feet (25') on the street side.

C. Zero Side Yard: A "zero" side yard setback may be used for all two-family lots in a planned subdivision or development. In such cases, the opposite side yard shall not be less than a combination of the side yards otherwise required.

D. Fractional Square Footage Left Over: Any "fractional" amount of square footage left over in calculating density may not be considered toward an additional dwelling unit unless the full required amount of land is available.

E. Less Than Required Front Yard Setback: In zoned areas where the front yard setback has been less than twenty five feet (25') on adjacent property, new construction may be constructed at the lesser front yard setback requirement but in no case shall the setback be less than twenty feet (20').

F. Maximum Dwelling Units In R-2 Zone: In the R-2 zone, no multiple-family dwelling shall contain more than two (2) dwelling units. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001)

G. Location Of Parking: Parking shall not be located in the front yard setback area. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001; amd. 2004 Code)